



# Brownfields Assessment Demonstration Pilot

*Phoenix, AZ*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

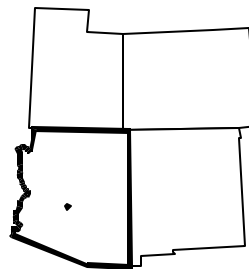
EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

## BACKGROUND

EPA selected the City of Phoenix for a Brownfields Pilot. The city's 1990 population was 983,403, with a 28 percent minority rate. Although brownfields revitalization is a relatively recent issue for the city, it has already made progress. For example, the city recently completed renovation of a homeless persons shelter at a former state Superfund site. The city is also in partnership with federal, state, and local agencies as well as community organizations and local businesses to begin urban renewal efforts related to brownfields revitalization. For instance, the city is involved in a cooperative effort with the U.S. Army Corps of Engineers to determine the feasibility of habitat restoration along part of the Salt River channel. Most of the original habitat along the river has been lost because of federal water control and flood control projects, sand and gravel mining, and urban development. This project has already begun to identify candidate sites for environmental restoration and redevelopment activities.

The city has selected its federally-designated Enterprise Community (EC), several city-designated redevelopment areas, and neighborhoods adjacent to the Rio Salado Habitat Restoration Project Area to be the focus of the Pilot. The Salt River (Rio Salado)

## PILOT SNAPSHOT



Phoenix, Arizona

Date of Announcement:  
September 1997

Amount: \$200,000

Profile: The Pilot targets a 20-square-mile area that includes Rio Salado community, several redevelopment areas, and neighborhoods adjacent to the Rio Salado Habitat Restoration Project Area.

### Contacts:

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Environmental Programs  
(602) 256-5669

U.S. EPA - Region 9  
(415) 744-1207

Visit the EPA Region 9 Brownfields web site at:  
<http://www.epa.gov/region09/waste/brown/index.html>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
<http://www.epa.gov/brownfields/>

channel bisects the EC that is within the approximately 20-square-mile targeted area. The Rio Salado community encompasses several neighborhoods that the city has targeted for revitalization, including Rio Vista and South Phoenix Village. A mixture of deteriorating homes, small industrial properties, abandoned structures, and large expanses of vacant land characterizes the Rio Salado area. This area has a population of almost 70,000, most of whom (88 percent) are Hispanic or African American. Nearly half the households exist at or below the federal poverty level; the unemployment rate is three times the city-wide average.

## OBJECTIVES

The Pilot plans to establish a program to assist private property owners and developers in overcoming brownfields obstacles. The city will seek to integrate the brownfields program with other ongoing social and economic assistance programs in the project areas. One objective of the Pilot is to encourage owners and developers to request city assistance for their brownfields sites, and to select several high-priority sites that are good candidates for environmental restoration and redevelopment activities. The initial community involvement process will educate community and neighborhood groups about the brownfields program, and will collect input from those groups about potential brownfields sites, revitalization opportunities, and community issues and concerns.

## ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Identified six priority brownfields sites and one high-profile Pilot site (East Washington Fluff site) to highlight the existence and effectiveness of the "Phoenix Brownfields Land Recycling Program."
  - Incorporating brownfields information into city planning and economic development databases;
  - Continuing discussions and cooperation among stakeholders such as realtors, developers, lenders, regulatory agencies, utility companies, and community groups to promote solutions to brownfields problems;
  - Completing community involvement activities in targeted areas to solicit community concerns about brownfields and to identify preferred end uses for those properties; and
  - Preparing a cleanup action plan and cleanup cost estimates for the East Washington Fluff site after a Phase II assessment is conducted on the site using EPA's Targeted Brownfields Assessment program funds.
- Provided a single city contact to assist brownfields projects through city permitting processes and as an internal advocate for brownfields opportunities;
  - Created an expedited city development review process that has been used successfully in three redevelopment projects;
  - Developed informational resources including tailored resource packages and a brownfields web site ([www.ci.phoenix.az.us/ENVPGM/brownfld.html](http://www.ci.phoenix.az.us/ENVPGM/brownfld.html)) to assist brownfields program customers; and